

YONKERS CITY OF VISION

PROGRAMS AND SERVICES THAT BENEFIT BUSINESSES IN YONKERS



A Message From The Mayor Phil Amicone

Now is a great time to live and work in the City of Yonkers. All across our city, there are visible signs of progress as Yonkers continues its strong economic resurgence.

Yonkers is New York's fourth largest city and the largest in Westchester County, boasting nearly 200,000 residents. The vibrancy of our people and our rich cultural heritage and diversity demand a dynamic vision for our future that will serve our residents well for decades to come. My administration is working hard to make that vision a reality.

From spectacular additions and improvements now underway along the Hudson River and throughout the downtown to revitalized commercial venues on the city's east side, we have an unprecedented \$7+ billion in new development and revitalization projects in the works.

This tremendous infusion of private investment in our city will mean better schools, stronger neighborhoods with improved city services, and lower taxes for our residents in the long term. Just as important, our continued resurgence will ensure Yonkers' rightful place as New York's next great city with a quality of life to match.

This newsletter is filled with success stories about the new and exciting development projects that are literally changing the face of our city. If you take a moment to read them, I'm certain you will see why Yonkers is truly the "City of Vision."

Sincerely,

\$3.1 Billion Yonkers Initiative Moves Forward



Rendering of River Park Center with exposed section of the Saw Mill River

A major redevelopment initiative to remake large sections of the city's downtown, waterfront and Nepperhan Valley corridor that was unveiled by Mayor Phil Amicone in last February has gained considerable momentum in recent months and is now poised to begin its first phases of construction later this year.

The \$3.1 billion multi-phase project is being developed by Stuever Fidelco Cappelli (SFC), a partnership of three nationally renowned development firms

that was awarded exclusive planning rights for the 450-acre "Master Development Zone" by Mayor Amicone and the Yonkers City Council in April.

After a comprehensive planning period last summer, SFC filed plans with the city for Phase 1 of its redevelopment in November. Phase 1 will include:

1. **River Park Center** — The transformation of two downtown city blocks known as "Chicken Island" into a massive mixed-use retail, residential and entertainment complex that will include 580,000

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Ridge Hill Gains Final Approval, Construction To Start Within Weeks



Rendering of Ridge Hill Village

City officials recently announced that work will begin within weeks on the \$650 million Ridge Hill Village Project.

This past July, the Yonkers City Council approved a critical zone change that allowed the developer of the Ridge Hill Village project, Forest City Ratner Companies, to proceed with obtaining its necessary final approvals.

Business, political and construction trades officials in Westchester County hailed the Yonkers City Council's actions.

Mayor Phil Amicone in a statement praised the council for granting the final approval for what he termed "one of the most important projects in the history of Yonkers."

"From the very beginning of this process more than three years ago, Ridge Hill carried a great hope for the future of Yonkers, promising thousands of jobs to our residents and millions in tax revenues for our city and our schools," the Mayor said. "Those who had the courage to pursue the vision, even as the enemies of progress sought to permanently derail it, deserve the credit for their perseverance on behalf of the people of Yonkers."

The venture had become a political football and

the developer had reportedly threatened it might abandon the project if some progress was not made in the approval process.

"We are pleased that we were able to reach a deal that is favorable to all sides," said Forest City Ratner Companies Executive Vice President Bruce Bender. "Now is the time to move forward and make this a project everyone can be proud of. Ridge Hill Village will bring a tremendous amount of economic growth to Yonkers. We intend to be involved in Yonkers as a good neighbor in our new community."

The project to be built on an 81-acre parcel off the New York State Thruway will consist of 1.3 million square feet of retail space, 1,000 units of housing (200 of which will be age-restricted), a 175-room hotel and a 20,000-square-foot conference center and 160,000 square feet of existing office and research space that will be renovated.

In addition to the zone change approval, the council also passed agreements that have Forest City Ratner contributing approximately \$10.9 million in taxes over the first three years of the project as well as funding the construction of a new \$3 million firehouse for the city. ■

City Directory

Mayor - Philip A. Amicone
Deputy Mayor – William T. Regan
Chief of Staff - Lisa Mrijaj
(914) 377-6300

Yonkers City

Chuck Lesnick <i>City Council President</i>	377-6060
District 1 Patricia D. McDow <i>Majority Leader</i>	377-6311
District 2 Sandy Annabi	377-6312
District 3 Dennis Robertson	377-6313
District 4 Liam McLaughlin <i>Minority Leader</i>	377-6314
District 5 John Murtagh	377-6315
District 6 Dee Barbato	377-6316

Affordable Housing	377-6693
Aging	377-6822
Assessment	377-6200
City Clerk	377-6020
City Engineer	377-6210
Constituent Services	377-6010
Consumer Protection Bureau	377-6910
Corporation Counsel	377-6240
Department of Finance	377-6100
Department Public Works	377-6270
Fire Department	377-7500
Department of Housing & Building	377-6500
Human Resources/Personnel	377-6180
Human Rights	377-6680
Inspector General	377-7000
Mayor's Help Center	377-4357
MIS/Information Technology	377-6601
Municipal Code Enforcement	377-6620
Municipal Housing Authority	793-8400
Office of Downtown and Waterfront Development	377-6081
Office of Economic Development	377-6797
Office of Emergency Management	377-7325
Parking Authority	965-2467
Parks, Recreation & Conservation	377-6425
Planning & Development	377-6650
Police Department	377-7200
Public Affairs & Community Relations	377-6053
Purchasing Department	377-6035
Traffic Engineer	377-6777
Veteran Affairs	377-6700

\$3.1 Billion Yonkers Initiative

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Top: Palisades Point Rendering Bottom 2: River Park Center Renderings

square feet of retail space; 175,000 square feet of office space; a 100,000-square-foot hotel; 800 residential units; a 6,500-seat minor league baseball stadium; 2,450 on-site parking spaces; and a 2,300-space parking garage to be built across the street from the center.

2. Palisades Point — Construction of twin 25-story residential towers on a vacant development parcel on the Hudson River that will include 436 residential units, 8,700 square feet of office space and nearly 700 new parking spaces.

3. Saw Mill River Daylighting — Exposing the Saw Mill River, which is now buried beneath Larkin Plaza, to create a river walk lined with outdoor cafés, boutique retail shops, and public park space.

The SFC project, which is shaping up to be one of the most ambitious urban redevelopment plans in New York State history, has gained considerable public support in recent months, after an extensive effort by the development team to solicit and incorporate public input during the planning phase. The development agreement also received a unanimous vote of approval by the Yonkers City Council in April.

Mayor Amicone termed the City Council's approval as "a big step forward in the most significant development agreement in the history of Yonkers." He added, "With the necessary approvals by the City Council, the coming months will see construction begin on Phase 1, continuing the renaissance already underway downtown and on the waterfront." ■

'Mouse House' Biotech Research Facility Finds New Home in Downtown Yonkers



New shared-use "Mouse House" will end shortage, reduce research costs and attract scientific talent and federal research funds to New York

City and state officials announced in September that i.park Hudson, the newly renovated 750,000 square foot technology complex in downtown Yonkers, will be home to a new Shared-Use Mouse Facility designed to breed and house some 40,000 mice for medical research laboratories and universities located throughout the New York region.

The state-of-the-art facility will be managed by AMDeC (Academic Medicine Development Company), a consortium of 35 medical schools, academic health centers and medical research organizations that include partners such as Columbia University, Cornell University, Rockefeller University, Mount Sinai School of Medicine, New

York University School of Medicine, and the North Shore–Long Island Jewish Health System.

Mice have been a critical component of medical research since scientist determined that 99% of mouse genes have direct counterparts in humans, making them ideal subjects of genetic and biological experiments. Recently there has been a nationwide shortage of laboratory mice, a problem that will be positively impacted by this new facility.

The Yonkers facility will be the first multi-institutional "mouse house" in the United States, once again demonstrating the city's growing appeal as a magnet for new, cutting edge industry.

Mayor Amicone applauded the announcement, saying, "The shared use mouse facility project will not only provide a much needed service to our region's medical researchers, but also economic development and jobs for the City of Yonkers." ■

City of Yonkers Launches New Program To Assist Minority/ Women Businesses



Helen Tvedt, City of Yonkers Office of Economic Development, Jorge Vidro, Empire State Development, Mayor Phil Amicone, Glenis Henriquez, New York City Small Business Services, and Thomas Collich, City of Yonkers Purchasing Department

At an August 24 press conference, Mayor Phil Amicone announced the city was launching the first of its kind Minority and Women Business Enterprise (MWBE) Program to increase opportunities for minority and women owned businesses throughout the City of Yonkers that are looking to take advantage of the city's ongoing economic boom.

The new program, which will help qualified MWBE businesses located in the city by providing them with procurement, networking and financial assistance, is another example of Mayor Amicone's efforts to help the small businesses of Yonkers.

At the press event, Mayor Phil Amicone and the newly formed MWBE Advisory Committee discussed the program's mission with minority and women professionals in attendance.

"As Yonkers continues to grow and expand its economy, we want to make sure that business and employment opportunities are available to everyone. The Minority and Women Business Enterprise Program will ensure the availability of those opportunities to women and minority business owners through focused assistance and resources, and by maintaining an open and ongoing dialogue with members of the business community," Mayor Amicone said. "This program is a priority for my administration and will be integral in our continuing efforts to redevelop our downtown and waterfront."

The program is an extension of the services offered by the Yonkers Office of Economic Development (OED). Helen Tvedt, who came on board earlier this year as Deputy Director of the Office of Economic Development, founded a similar successful initiative during her tenure as executive director with the Staten Island Economic Development Corporation.

Specifically, MWBE will enhance economic development in the city by providing greater opportunities in financing, business expansion and contract opportunities for minority, women and disadvantaged business owners, city officials explained. A special advisory committee has been established to make suggestions and recommendations to OED to ensure the program's success and create resources for guidance and support to women and minority business owners as they seek to expand their operations.

The new program will focus on four areas of assistance:

- 1. Certification/Procurement Assistance:** MWBE will provide necessary information and assistance to qualified businesses through the Empire State Certification process. MWBE will also make resource information available on "how to" qualify for various government contract opportunities. MWBE will host procurement seminars throughout the year that will help provide greater access and awareness of government contract opportunities.
- 2. Networking Assistance:** MWBE will encourage networking that will help businesses facilitate links between women and minority owned businesses and allow for the exchange of information and resources. This will enable individuals to learn from the experience of others who have faced and overcome similar challenges, city officials noted.
- 3. Real Estate Assistance:** Minority and Women Owned Businesses face substantial challenges in purchasing or developing real estate projects, ranging from simply finding suitable space to increasing a firm's equity through property purchases. The MWBE program will link resources to assist women and minority owned businesses in meeting their specific real estate needs.
- 4. Financing Opportunities:** The MWBE initiative will provide information on a wealth of needed financial resources from a variety of sectors. Starting with City of Yonkers loan programs, MWBE will assist in the application and procurement of financial resources at all levels. This will foster growth and expansion of women and minority businesses throughout the city.

The MWBE Program Advisory Committee is chaired by Cheryl McKissack, President of McKissack & McKissack, the nation's oldest minority owned firm. The Committee Co-Chair is Michael Clay of the New York State Dormitory Authority. Committee members are: Thomas Collich, Director of Purchasing, City of Yonkers; Thomas Morley, SBDC; Marlin Wiggins, SBAY; Debra White, New York Power Authority; Lash Green, Port Authority of New York and New Jersey; Hector Calderon, Battery Park City Authority; Zenaida Chape, Metropolitan Transportation Authority; Rohan DeFreita, Crescent Consulting; Maryann Monte, Hudson River Park Trust; Glenis Henriquez, New York City SBS and Joy Crichlow, Con Edison; Jorge Vidro, ESDC.; Millie Becker, Landmark Aviation. ■

Kawasaki Wins \$522 Million Contract



Kawasaki Rail Car

In July, Connecticut Governor M. Jodi Rell announced that Kawasaki Rail Car, Inc. of Yonkers had been selected for a major contract to manufacture Connecticut's new rail fleet. Kawasaki will design, manufacture, test and deliver 210 passenger rail cars, with an option by the state to purchase another 170 cars. The \$522 million contract covering 210 cars will also include options to purchase spare parts, special tools and test equipment to operate and maintain the cars.

Kawasaki officials said that when all options are executed the contract could be worth \$883 million. The first of cars is scheduled for delivery in 2009.

The Procurement Selection Committee for the M-8 rail cars, composed of members from the Department of Transportation (DOT) and MTA/Metro-North Railroad (MNR), recommended the selection of Kawasaki. Final approval will require action by both Connecticut and New York.

The project will be funded by the State of Connecticut and MTA/Metro-North Railroad with 65 percent of the funds provided by Connecticut and 35 percent provided by New York, based on ridership and track miles.

The proposal process began in August 2005 with the development of specifications, pre-qualifying of prospective rail car builders, and the distribution of the bid specifications. Final bids were due July 14.

Kawasaki, together with its corporate parent Kawasaki Heavy Industries Ltd. has delivered more than 2,800 transit cars to major U.S. transit authorities, including the Metropolitan Transportation Authority (MTA), New York City Transit Authority, Long Island Railroad, Massachusetts Bay Transportation Authority and Port Authority of New York and New Jersey. ■

New Residential Co-op: Another Yonkers Success Story



35 Hudson Street

City officials joined representatives from the Actors Federal Credit Union, Kolenda Associates and the Downtown Waterfront Business Improvement District (BID) to celebrate the November grand opening of 35 Hudson Street, a newly rehabilitated co-op apartment building designed to provide actors with residential ownership opportunities in the heart of downtown Yonkers.

Mayor Phil Amicone praised the private development as "another success story in the continuing resurgence of downtown Yonkers."

The building's 18 units are almost fully sold, with two street-level commercial tenants on the first floor. ■

Yonkers #1 Again in Job Growth



Year-end employment figures for 2006, just released by the New York State Department of Labor, again show Yonkers leading the way in employment among the state's big cities. The data showed that Yonkers maintained its first-place ranking in total employment and job growth, and once again had the lowest unemployment in the state.

More than 4,600 jobs have been added to the Yonkers economy over the past three years (since January 2004), while unemployment has reached a near record low of 4.0%.

Mayor Phil Amicone said, "These figures are testament to the strength of our workforce and offer solid evidence that our policies of economic growth are translating into thousands of new jobs for Yonkers residents." ■

EITC

Earned Income Tax Credit

CAMPAIGN 2007

It's Your Money, Claim It!

Find out how you can help Yonkers' residents put more money back into their pockets with Mayor Phil Amicone's Earned Income Tax Credit (EITC) Campaign 2007. In its seventh year, this free tax preparation service is available to working individuals beginning in February 2007 at the Yonkers Riverfront Library. Free electronic filing and direct deposit are available.

You can get involved with the program in the following ways:

- 1 Volunteer to run the site (training is provided by the IRS).
- 2 Use the service to prepare your taxes.

For more information, please call:

914.377.6911

Staten Island Economic Development Director Comes To Yonkers



Helen Tvedt

Mayor Phil Amicone recently made an important addition to his economic development team, naming Helen Tvedt as his new head of the Office of Economic Development. Ms. Tvedt, a former director of economic development programs in Staten Island and an accomplished administrator of initiatives geared to assisting women and the minority business communities, has hit the ground running – working to help shepherd the city through the largest period of economic expansion in its history.

Ms. Tvedt will assist in Mayor Amicone's economic redevelopment efforts, presiding over many critical programs and services aimed at businesses interested in coming to Yonkers, while assisting current Yonkers businesses as well. These programs include: Yonkers Empire Zone, Yonkers Federal Empowerment Zone, various loan programs, business development, and Yonkers Business Week - the annual week-long conference highlighting business and enterprise in the City of Yonkers.

In her short time with the city, Ms. Tvedt has already helped spearhead the launch of a new Minority and Women Business Enterprise program, a first of its kind in Yonkers, and helped organize the highly successful First Annual John Reid Golf Classic that raised more than \$100,000 for Yonkers Public Schools.

Mayor Amicone's job creation and retention initiatives have led Yonkers to be the top major city in New York State in terms of employment and job growth (Source: NYS Department of Labor employment statistics). Ms. Tvedt and the Office of Economic Development will be charged with not only maintaining Yonkers strong position in the state, but continuing the unprecedented growth that has been a hallmark of the Amicone administration.

Ms. Tvedt is grateful to have the opportunity to serve Mayor Amicone and work with the staff that has worked on making these many economic development projects a reality, and looks forward to the future economic development for the City of Yonkers. ■

Ellen Lynch Named President/CEO Of Yonkers Industrial Development Agency



Ellen Lynch

Ellen Lynch, who up until recently managed a 1.6 million-square-foot commercial office portfolio in Westchester County until its sale earlier this year, was selected this past June as president and chief executive officer of the Yonkers Industrial Development Agency.

Lynch, who was appointed to the post at a meeting of the agency's board of directors on June 7, was until recently senior vice president of Albert B. Ashforth, Inc., of Stamford, CT, and managing director of EastRidge Properties, for which she served as owner's representative for the General Motors Pension Fund. During her tenure at EastRidge, she managed a staff with an annual operating budget of \$20 million and negotiated more than 200 commercial lease transactions totaling more than one million square feet of space.

She started at her new position with the Yonkers Industrial Development Agency (YIDA) on June 16 and replaced Edward Sheeran, who served as executive director of the YIDA for eight years until his retirement earlier this year.

She will supervise the YIDA, which directly or indirectly financed economic development projects in excess of \$500 million during the past three years.

The agency's function is to stimulate desirable economic development in the City of Yonkers. It does so by issuing industrial development bonds (IDB's), entering into straight-lease transactions and by providing a centralized resource for federal and state grant assistance. Lynch also serves as chairman of the board of directors of the Business Council of Westchester.

Commenting on Lynch's appointment, Mayor Phil Amicone said, "Ellen's professional accomplishments in the fast-paced world of commercial real estate are very well known, having built up a 15-year track record of achievement at Ashforth." The mayor, who is chairman of the YIDA, added, "Her knowledge of real estate will be a vital link between the citizens of Yonkers and the private real estate development firms we have appointed to fulfill our dream of revitalization."

Lynch said of her move from the private to the public sector, "The City of Yonkers is poised to make exciting and historic advances in economic development. With a \$5+ billion economic renaissance on the drawing boards and the best employment growth rate in the state, the dramatic changes planned for the downtown and waterfront areas will benefit not just the city, but the whole county."

A graduate of Skidmore College, Lynch earned an MS degree from Manhattanville College in Purchase. ■

Tune in to Cablevision Channel 78 – City Hall TV



Yonkers' very own cable channel, City Hall TV, now offers a variety of new programming that will keep you in the know about important news and events taking place across the city.

Tune in often for weekly updates

Yonkers Ferry to NYC To Begin Service in Spring 2007



New York Water Taxi

This past May, the City of Yonkers received great news indeed when it learned that the Port Authority of New York and New Jersey, in cooperation with the Lower Manhattan Development Corp., approved an agreement with New York Water Taxi, to initiate ferry service between Yonkers and Lower Manhattan beginning in the spring of 2007.

Ferry operator New York Water Taxi, will run ferries between downtown Yonkers and the Battery Park City Ferry Terminal, located just west of the World Trade Center site, as well as Pier 11 at the foot of Wall Street. The service can be expanded to Haverstraw in Rockland County, Port Authority officials stated.

The Lower Manhattan Development Corp. secured a federal grant to assist the operator with startup costs, and the Port Authority agreed to administer the contract. The new service will begin following the completion of improvements to the Yonkers

Recreational Pier and related infrastructure, and the arrival of new vessels.

Former New York Governor George E. Pataki said of the agreement, "This new service is greatly needed by commuters living in the northern suburbs, and will provide a quick, convenient commuting option to Lower Manhattan. Westchester commuters have waited patiently for this service to begin, and we look forward to its inaugural run."

Mayor Phil Amicone said, "We're very excited that Yonkers is one step closer to realizing ferry service to Lower Manhattan. It's something we've talked about for a long time, and this spring it will be a reality. This really fits in perfectly with the redevelopment of our downtown and our waterfront. The Yonkers Pier has always offered our residents great views of the Palisades, unique living and dining opportunities, and now it will offer an affordable, traffic free alternative for commuting to New York City."

Port Authority Executive Director Kenneth J. Ringler Jr. added, "This service will join several other ferry initiatives launched by the Port Authority to provide commuters with another means to travel to and from work or recreation activities in Manhattan. For the first time, Yonkers and other Westchester residents will be able to enjoy a one-seat ride to Manhattan, a benefit that we believe will allow this new service to be successful."

The ferry trip between Yonkers and the Battery Park City Ferry Terminal is expected to take approximately 45 minutes. ■

\$110 Million Hudson Park Phase II Under Construction

Scheduled for Completion in 2008



Under Construction



Rendering of Hudson Park North

Following up on the Mayor's highly successful Hudson Park rental apartment development on the Yonkers waterfront, officials with Collins Enterprises, LLC and equity partner AIG Global Real Estate broke ground in September on the second phase of the project - Hudson Park North.

Collins officials estimate the new project will cost \$110 million to complete.

At the Sept. 14th event that featured Mayor Phil Amicone, State Senator Nicholas Spano and members of the City Council, Collins Enterprises announced it had begun infrastructure work and expected to drive piles for the Hudson Park North development 30 days thereafter. Completion of the development is scheduled in December 2008.

Hudson Park North will feature 294 luxury one- and two-bedroom units in two towers of 12 and 14-stories that will be connected by a four-story building. Monthly rents will range from \$1,800 to \$3,000.

Collins Enterprises completed the first phase of the development, Hudson Park, in 2003. The 266-unit development, which also contains 15,500 square feet of retail and cost \$60 million to build, is just about fully leased, a company official said.

Prior to the groundbreaking, Collins and Mayor Phil Amicone officiated over the ribbon cutting of a bridge that provides a connection between the

north and south ends of Yonkers harbor near the project site. In the near future, the city will complete work on a 4.5-mile waterfront park and plans to construct a city-owned marina adjacent to the Hudson Park North property.

While Collins said that there is still much work to be done to redevelop the downtown waterfront district of Yonkers, he added that major investment has come to the city of late based in large part on the city's \$100 million in investment in the area to upgrade the infrastructure and develop a new library/education center there. "Yonkers is actually becoming a great city again," Collins said.

Mayor Phil Amicone praised Collins for being the first developer three years ago to break ground on a waterfront project in decades. He said of the new project breaking ground, "Hudson Park North will be a magnificent addition to our growing waterfront and will be just as successful as the first phase of Hudson Park in drawing new residents into downtown Yonkers. Together with Collins Enterprises, we have completely transformed an old, contaminated industrial site into a world-class residential, commercial and recreational development right on the majestic Hudson River, proving that great things can happen when government forms the right partnerships with private industry." ■

Flexible Zoning Benefits Entrepreneurs

The zoning code of the City of Yonkers provides much-needed flexibility to entrepreneurs, sole proprietors and small businesses. Depending on the location, a small business can take advantage of a host of live-work type options.

What is sometimes lost with all the hoopla over the revitalization efforts now underway in Downtown Yonkers, is the fact that the area has become an emerging section of the city where many residents have opted to take advantage of live-work loft or live-work apartment uses.

Yonkers Planning Director Lee Ellman noted that in 1997 the city amended its downtown zoning to allow live-work apartments in a 10-square-block area of the downtown/waterfront district to promote small business growth.

"In the downtown we have created 400 live-work units in the last six years," he said, adding that the city is hoping to increase that number significantly in coming years.

The advantages of a live-work apartment is that an occupant can opt to live and work in the unit; just be a resident of the apartment or just operate a business out of the residence.

In the downtown, as well as other sections of the city, the zoning code allows for two other options geared specifically to small business.

The first is a home occupation designation. This allows the person to do limited types of business in a limited amount of space in the residence, Ellman said, noting that the home occupation business is an accessory use of a home. This designation would be beneficial to sole proprietors or small businesses such as: a music teacher, a writer, tutor or computer consultant, for example.

The second option is a home-based business designation that allows an enterprise to employ no more than two people in addition to the residents of the home. The business is limited to no more than 1,200 square feet or 25 percent of the gross area of the building. The code also prohibits business hours from 9 p.m. to 9 a.m.

Other restrictions include no visible signage, except for a small nameplate at the front of the building.

To qualify for this home-based business designation, an applicant is required to obtain a special permit, which must be approved by the Yonkers Planning Board and the City Council.

For more information on these small business zoning options, please contact the Yonkers Planning Department at (914) 377-6557. ■

City of Yonkers

“At Your Service”

For the convenience of the City of Yonkers’ residents, select City Hall Offices will remain open until 7 PM every Wednesday. The offices that will follow this new schedule are:

City Hall Building at 40 South Broadway:

- **Engineering Department** (914)377-6210
(permit section) - 3rd floor
- **Finance Department** (914)377-6140
(tax collector) - 2nd floor

87 Nepperhan Avenue:

- **Parking Violations** - 2nd floor (914) 377-6600
- **Housing & Building** - 5th floor (914) 377-6500
- **Assessor’s Office** - 4th floor (914) 377-6200

Construction Underway on \$45 Million Main Street Lofts



Rendering of Main Street Lofts



Under Construction “Things are really beginning to take shape here,” remarked Mayor Phil Amicone on a recent visit to the building’s construction site. “It’s exciting to see new buildings going up in Yonkers. Projects like this mean jobs for our residents, new revenues for our school system and other city services, and fantastic new spaces befitting of the fourth largest city in the state.”

Main Street Lofts will contain 170 units of luxury rental housing, complete with high-end amenities like stainless steel appliances, free high speed internet, and a fitness facility on the top floor. The building will also feature 150 spaces of on-site parking and 23,000 square feet of street level Class-A retail space.

Two-thirds of the steel structure has already been erected with work slated to begin on the building’s exterior by mid-February. Construction is scheduled for completion in late 2007. ■

Amicone Pushes for Public Art



Rendering of Larkin Square Daylighting

As the ambitious proposal to daylight sections of the Saw Mill River through downtown Yonkers moves forward, Mayor Phil Amicone announced plans in December to enhance the project with public art along the river’s main promenade in what is now Larkin Plaza. Amicone’s vision calls for sculptures, unique landscaping and artistic functional elements—such as benches, lighting and street signage—to complement public spaces that will line dozens of shops, outdoor cafés and restaurants along the new riverwalk.

“We’re about to create one of the most unique public spaces in the entire country right in the middle of downtown Yonkers, and I believe strongly that public art must be an essential component of that project in order to maximize the appeal of the riverwalk promenade. Our goal is to garner a number of creative proposals that complement the beauty and grandeur of both the Saw Mill and Hudson Rivers, which will then be narrowed down by a panel of artists, architects, and city and community representatives,” Amicone explained.

Specific location(s) for the commissioned artwork(s) will be determined in collaboration with the selected artist, who will be chosen by a committee of artists and non-artists appointed by the city. The Saw Mill River Daylighting project is expected to take three years to complete. ■

New Housing Development to Offer Affordable Ownership Opportunities to Yonkers Residents



Rendering of the Father Carroll Green Project

Work has begun on a four-acre lot at the intersection of Ashburton Avenue and Nepperhan Avenue in Yonkers that will provide unique opportunities for middle income Yonkers families to own their own homes.

The 124-unit affordable housing community known as Father Pat Carroll Green will be the catalyst for a larger rebirth of the Ashburton Avenue Corridor, according to Mayor Phil Amicone who broke ground on the development in June.

“This is not a just another development project in a city that has seen a lot of development lately,” remarked Mayor Phil Amicone. “Rather, what is being built here is an anchor that will strengthen the entire Ashburton Avenue corridor for decades to come. Real working class people will be able to own their own homes here and raise their families in a true neighborhood setting.”

JOBSCO Inc. of Great Neck, N.Y. is developing the property into 62 two-family owner occupied homes, each of which will have an adjoining apartment for a total of 124 units.

Joe D’Lando, director of special projects for the City of Yonkers, explained that each home will be priced at about \$250,000. Each building will contain a three-bedroom unit that will be occupied by the owner and an adjoining two-bedroom rental unit that will help subsidize the new homeowner’s mortgage.

The development takes the name of the late Father Pat Carroll, former president of St. Joseph Community Housing Corporation, who was dedicated to the mission of providing quality, affordable housing to the community and was responsible for building more than 3,000 homes in his lifetime. ■

Amicone Outlines \$180 Million Effort To Revitalize Ashburton Avenue



Renderings of Ashburton Proposed Projects

On Sept. 14, Mayor Phil Amicone briefed the press, members of the Yonkers City Council and the public at City Hall about the pending \$180 million urban redevelopment program for the Ashburton Avenue section of the city.

The Mayor, along with the Richman Group of Greenwich, CT., provided the highlights of the “Ashburton Avenue Redevelopment and Hope VI Program” that would create new rental and for-sale housing subsidized by a Hope VI grant from the U.S. Department of Housing and Urban Development (HUD) as well as funds provided by New York State, Westchester County and private sources. The project would include retail space, public infrastructure improvements, such as the widening of Ashburton Avenue, and public open space.

The plan would eventually involve the demolition of the Mulford Gardens public housing complex. According to city officials, of the 268 families that currently reside in Mulford Gardens, 158 families are currently relocating.

Phase One of the redevelopment plan involves the construction of 81 elderly housing units at Ashburton Ave. and Park Ave. at a cost of \$29 mil-

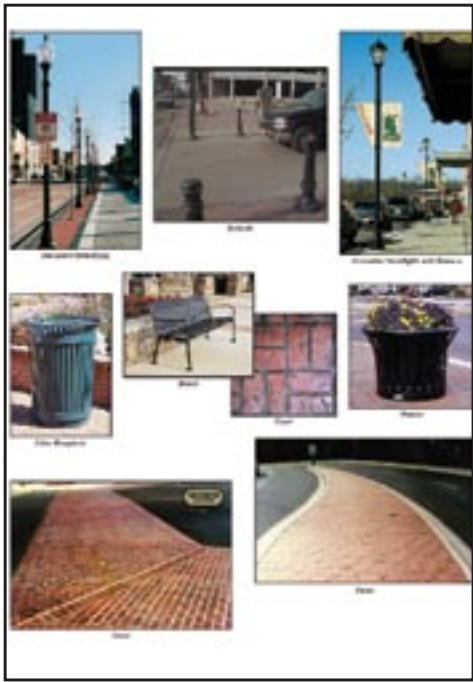
lion. Also part of phase one will be the construction of 60 off-site rental apartment units at Ashburton Ave. and Vineyard for a total cost of \$20 million.

Phase Two of the project involves the demolition of Mulford Gardens and the construction of 230 new housing units in low-rise buildings. This component of the plan will be undertaken in two phases at a total cost of \$54.26 million. Of the total cost, demolition has been projected at \$4 million and infrastructure improvements are slated to run another \$5 million. The 230 units will feature 56 one-bedroom units; 138 two-bedroom units; 24 three-bedroom and 12 four-bedroom units.

The final phase of the plan would involve the construction of 68 family housing units on Nepperhan Avenue at a cost of \$19.35 million. Those units would be broken down as follows: 15 one-bedroom; 19 two-bedroom and 34 three-bedroom units.

According to time schedules released as part of the plan, construction on components of the first phase could begin by this fall with completion in March 2008. ■

Business Districts on McLean & Midland Avenues to Get Facelifts



Neighborhood Streetscape plans

Mayor Phil Amicone sat down recently with local store owners in two of the city's most recognized small business corridors to develop plans to make both areas more attractive and inviting to patrons, while preserving their distinctive neighborhood character.

The two "Neighborhood Streetscape" plans will be implemented later this year, complete with a number of business friendly improvements that will make shopping more convenient and enjoyable.

Coming soon to McLean Avenue and Midland Avenue business districts...

- ADDITIONAL PARKING SPACES
- New sidewalks with brick pavers
- 60 – 80 new trees along the street
- New "vintage-style" streetlights
- Updated street-parking signage
- Decorative trash receptacles
- New decorative benches
- Street planters with flowers

The McLean Avenue Neighborhood Streetscape will run from Hyatt to Harding Avenues, while the Midland Avenue Neighborhood Streetscape will run between College Place and Kingston Avenue.

John Reid Golf Event Raises Over \$100,000 For Students



L-R: Jay Mottola, Executive Director, Metropolitan Golf Association; John Reid, Grandson; Mayor Phil Amicone; Archibald Reid, Grandson; John Reid, Great Grandson and Thomas Reid, Great Grandson

The Yonkers Public Schools got a nice shot in the arm in the form of more than \$100,000 raised from the First Annual John Reid Golf Classic held on Sept. 25.

The event that commemorated the founder of professional golf — John Reid, who hailed from the City of Yonkers, was held at Saint Andrews Golf Club in Hastings-on-Hudson. More than 150 golfers participated in the event, with all proceeds from the tournament going to benefit Yonkers Partners in Education, a non-profit organization dedicated to sustaining public education in Yonkers. The organization was formed this year and involves a partnership between the business community in the city and educators to building additional resources to support schools throughout the entire district. Its objective is to "ensure that every child at every Yonkers school in every year, has access to the classes, teaching and tools that he or she needs to succeed, whether for art, music, technology or sports."

A day earlier, city officials and golf enthusiasts participated in a "Historic Rededication of the First Golf Hole in America." The event held at the spot where John Reid and friend John Upham in 1888 laid out the first golf hole in the United States, is now home to Lawless & Mangione at 480 North Broadway. The property at the time was a meadow owned by a local butcher.

Mayor Phil Amicone said from the humble beginnings on this stretch of ground in Yonkers, the sport of golf has grown to be one of the most popular sports in the United States.

He noted that the rededication and the golf tournament had a noble purpose since they were providing funding for initiatives that will help Yonkers schoolchildren. The Mayor told the more than 50 people in attendance that the next day's John Reid Classic would bring more than \$100,000 to the Yonkers Partners in Education foundation.

"This is a way of letting everybody know what is going on in Yonkers and the kinds of things that happened here in the past as part of the history of our city, but more importantly it is the beginning of what will be an annual event to raise money for our schools," Mayor Phil Amicone related. "And as I said, we have already gotten off to a great start."

St. Andrew's Historian Peter Landau and author of the book "St. Andrew's in the Golden Age," described the patch of ground where the first golf hole was laid by saying, "This spot in the world of golf is hallowed ground."

At the rededication ceremony, members of the Reid family were on-hand including great grandson Archibald Reid and great, great grandson John Reid, who read the original minutes of the first two meetings of the St. Andrew's Golf Course held at John Reid's house on Lake Street in November 1888. ■

\$900 Million Development Announced for Alexander Street Corridor



Rendering of the Point Street Landing Project

Local Yonkers developer Homes for America Holdings, Inc. has announced a \$900 million plan to rehabilitate a 16-acre property along the Hudson River known as the Alexander Street Corridor. The Point Street Landing project is a mixed-use development that would feature 1,124 residential units, 40,100 square feet of neighborhood service-oriented retail and restaurants and 52,000 square feet of office space.

The plan is aimed at revitalizing the long blighted Alexander Street section of the city, west of the Metro North railroad tracks, running north from the Riverfront Library to the JFK Marina. The project site was used for some time as a manufacturing facility for insulated cables that has required extensive environmental remediation, which should be completed by the first half of 2007.

The Point Street Landing project will also involve the development of about six acres of parkland, including an esplanade along the edge of the Hudson

River for public access.

"Point Street Landing will transform an old industrial part of the city, much of which was contaminated, and give it back to the people by creating a real neighborhood along the Hudson River," said Mayor Amicone about the ambitious proposal. "The Alexander Street Corridor has tremendous potential with its location right on the river and access to Metro-North, but until now it hasn't lived up to that potential. Now we have a great plan and a great developer who can help us achieve that potential with the kinds of new homes, businesses and parks that will appeal to almost everyone."

The project was developed in conjunction with a master plan for the Alexander Street area that was released earlier in the year by Mayor Amicone. The Mayor said he would push for the developer to receive all the necessary approvals to break ground in about 12 months. ■

Empire City at Yonkers Raceway Now Open, Pumping New Life Into Track



Renderings of Empire City at Yonkers Raceway

Yonkers Raceway, home of the historic Empire Trotting Club, recently opened its doors to the first phase the long awaited Empire City. Empire City is a \$225 million facility that offers world-class harness racing, racing simulcasting, fine dining, and the addition of 5,500 video gaming machines.

The construction project, which included a complete renovation of the old track and clubhouse, is already infusing hundreds of jobs and millions of dollars into the local economy.

“We’re very excited about the future of Yonkers Raceway,” president Tim Rooney said in a statement. “I’d like to thank officials from around the state, especially Mayor Phil Amicone for his support and cooperation.”

The renovated clubhouse contains about 2,000 Video Gaming Machines (VGMs) on the first floor and another 500 on the second floor. Racing, which was suspended in June 2005 to facilitate construction, has already resumed.

Once completed later this year, Yonkers Raceway will be the single largest venue for video lottery terminals in New York State. Locally, Monticello Raceway’s “Mighty M” in Sullivan County has 1,743 VLTs, while MGM Mirage plans to build a 4,500-unit video lottery terminal facility at Aqueduct Racetrack in Queens.

Racetrack officials have said that the project “will quadruple purses for horsemen at the track and will entice owners and trainers to buy more horses that

will make the raceway more competitive and more exciting for our fans.”

It is estimated that approximately 29,000 people will visit Empire City each day during peak periods between July and August, a number that prompted Mayor Amicone and state officials to plan a series of traffic improvements and safeguards that will protect the surrounding residential neighborhood from residual traffic.

In October, the City of Yonkers announced a new traffic pattern for Trenchard Street near Yonkers Raceway, in addition to a \$1.2 million upgrade to 13 traffic intersections around the Raceway. Police presence has also been stepped up. ■

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